

041.0

0004

0012.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
916,400 / 916,400
916,400 / 916,400
916,400 / 916,400
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
52-54		RIVER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: SARKISIAN LINDA M	
Owner 2:	
Owner 3:	

Street 1: 52 RIVER STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: SARKISIAN LINDA/JOYCE -

Owner 2: -

Street 1: 52 RIVER STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 4,800 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Aluminum Exterior and 2458 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4800		Sq. Ft.	Site		0	80.	1.18	1									451,200						451,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4800.000	460,100	5,100	451,200	916,400		28231
							GIS Ref
							GIS Ref
							Insp Date
							11/07/18

Entered Lot Size	Total Land:	Land Unit Type:

13444!	PRIOR ID #1: 28231
PRINT	Date Time
	12/10/20 18:41:54
LAST REV	Date Time
	11/07/19 14:18:05
	danam
	3444
	ASR Map:
	Fact Dist:
	Reval Dist:
	Year:
	LandReason:
	BldReason:
	CivilDistrict:
	Ratio:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	460,200	5100	4,800.	451,200	916,500	916,500	Year End Roll	12/18/2019
2019	104	FV	355,800	5100	4,800.	479,400	840,300	840,300	Year End Roll	1/3/2019
2018	104	FV	355,800	5100	4,800.	349,700	710,600	710,600	Year End Roll	12/20/2017
2017	104	FV	333,600	5100	4,800.	304,600	643,300	643,300	Year End Roll	1/3/2017
2016	104	FV	333,600	5100	4,800.	259,400	598,100	598,100	Year End	1/4/2016
2015	104	FV	297,100	5100	4,800.	253,800	556,000	556,000	Year End Roll	12/11/2014
2014	104	FV	297,100	5100	4,800.	208,700	510,900	510,900	Year End Roll	12/16/2013
2013	104	FV	309,200	5100	4,800.	198,500	512,800	512,800		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SARKISIAN LINDA	62209-532		7/10/2013	Family	107,500	No	No		
SARKISIAN LINDA	51956-458		12/5/2008	Family		1	No	No	
MEDZORIAN AZNIV	30848-256		11/9/1999	Family	200,000	No	No	A	
	6766-443		10/1/1981						

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/14/2019	633	Porch	17,000	C				
12/29/2010	2440	New Wind					REPL 45 WINDOWS	
12/7/2010	2373	Redo Kit	19,780				GUT 2ND FLR KIT/BT	
10/15/2010	2142	Re-Roof	8,500					

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	HS	Hanne S
5/5/2011	Info Fm Prmt	BR	B Rossignol
1/14/2009	Meas/Inspect	189	PATRIOT
4/11/2000	Inspected	264	PATRIOT
2/29/2000	Measured	264	PATRIOT
8/17/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																
Type: 13 - Multi-Garden				Full Bath: 1	Rating: Average			CRAWL SPACE. OF=SINK IN BMT.																																																																																				
Sty Ht: 2 - 2 Story				A Bath: 1	Rating: Very Good																																																																																							
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:																																																																																							
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																																																																																							
Frame: 1 - Wood				1/2 Bath:	Rating:																																																																																							
Prime Wall: 3 - Aluminum				A HBth:	Rating:																																																																																							
Sec Wall:		%		OthrFix: 1	Rating: Average																																																																																							
Roof Struct: 1 - Gable				OTHER FEATURES																																																																																								
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1																																																																																				
Color: YELLOW				A Kits: 1	Rating: Very Good			FY LR DR D K FR RR BR FB HB L O																																																																																				
View / Desir:				Fpl:	Rating:			Other																																																																																				
GENERAL INFORMATION				WSFlue:	Rating:			Upper																																																																																				
Grade: C - Average				Lvl 2																																																																																								
Year Blt: 1925	Eff Yr Blt:			Lvl 1																																																																																								
Alt LUC:		Alt %:		Lower																																																																																								
Jurisdct: G12		Fact: .		Totals	RMS: 12	BRs: 4	Baths: 1	HB																																																																																				
Const Mod:				CONDOS INFORMATION																																																																																								
Lump Sum Adj:				Location:																																																																																								
INTERIOR INFORMATION				Total Units:																																																																																								
Avg Ht/FL: STD				Floor:																																																																																								
Prim Int Wall: 2 - Plaster				% Own:																																																																																								
Sec Int Wall:		%		Name:																																																																																								
Partition: T - Typical				DEPRECIATION				REMODELING				RES BREAKDOWN																																																																																
Prim Floors: 3 - Hardwood				Phys Cond: AG - Avg-Good	26.	%		Exterior:	No Unit	RMS	BRS	FL																																																																																
Sec Floors:		%		Functional:		%		Interior:	1	6	2	1																																																																																
Bsmnt Flr: 12 - Concrete				Economic:		%		Additions:	1	6	2	1																																																																																
Subfloor:				Special:		%		Kitchen:																																																																																				
Bsmnt Gar:				Override:		%		Baths:																																																																																				
Electric: 3 - Typical				Total:	26.4	%		Plumbing:																																																																																				
Insulation: 2 - Typical				CALC SUMMARY				Electric:																																																																																				
Int vs Ext: S				Basic \$ / SQ: 170.00				Heating:																																																																																				
Heat Fuel: 2 - Gas				Size Adj.: 1.07717657				General:	2	12	4																																																																																	
Heat Type: 5 - Steam				Const Adj.: 0.98000199																																																																																								
# Heat Sys: 2				Adj \$ / SQ: 179.458																																																																																								
% Heated: 100		% AC:		Other Features: 112500																																																																																								
Solar HW: NO		Central Vac: NO		Grade Factor: 1.00																																																																																								
% Com Wall		% Sprinkled:		NBHD Inf: 1.00000000																																																																																								
				NBHD Mod:																																																																																								
				LUC Factor: 1.00																																																																																								
				Adj Total: 625142																																																																																								
				Depreciation: 165038																																																																																								
				Depreciated Total: 460105																																																																																								
MOBILE HOME				WtAv\$/SQ: 170.00																																																																																								
Make: [] Model: [] Serial #: [] Year: [] Color: []				AvRate: []																																																																																								
SPEC FEATURES/YARD ITEMS				Ind.Val: []																																																																																								
PARCEL ID 041.0-0004-0012.0																																																																																												
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																											
3	Garage	D	Y		120X20	A	AV	1925	21.25	T	40	104			5,100		5,100																																																																											
More: N	Total Yard Items:	5,100		Total Special Features:			Total:	5,100																																																																																				
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